

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Code Enforcement Lien, Case 08-11-CEB, Request for Reduction of Penalty-  
American Home Mortgage Servicing, Inc.

**DEPARTMENT:** Planning and Development      **DIVISION:** Planning

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Carolyn Jane Spencer

**EXT:** 7403

**MOTION/RECOMMENDATION:**

(A) Approve a reduction to the Code Enforcement Board lien from \$53,250.00 to \$23,081.22 which represents a 60% reduction of the total lien plus administrative costs of \$1,781.22 for Case # 08-11-CEB on the property located at 2224 Grand Tree Court, Lake Mary - American Home Mortgage Servicing, Inc., and require this reduced amount to be paid within 60 days or the lien will revert to its original amount (\$53,250.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien (Staff Recommendation); or

(B) Approve a reduction to the Code Enforcement Board lien which totals \$53,250.00 to an amount set by the Board of County Commissioners for Case # 08-11-CEB on the property located at 2224 Grand Tree Court, Lake Mary - American Home Mortgage Servicing, Inc., and require this reduced amount to be paid within 60 days or the lien will revert to its original amount (\$53,250.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or

(C) Approve a request to waive the Code Enforcement Board lien which totals \$53,250.00 for Case # 08-11-CEB on the property located at 2224 Grand Tree Court, Lake Mary - American Home Mortgage Servicing, Inc., and authorize the Chairman to execute the Satisfaction of Lien; or

(D) Deny a reduction to the Code Enforcement Board lien in the amount of \$53,250.00 for Case # 08-11-CEB on the property located at 2224 Grand Tree Court, Lake Mary - American Home Mortgage Servicing, Inc., and require this amount to be paid within 60 days and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien.

District 4 Carlton D. Henley

Tina Williamson

**BACKGROUND:**

In response to a complaint, on January 31, 2005, the Inspector with the Building Department observed the following violation located at 2224 Grand Tree Court, Lake Mary: Construction without the required permits (constructing back porch, barbeque, chimney through roof, electric, deck, fence and installed a window in the garage) in violation of Florida Building Code, Section 105.1.

The timeline on these violations is below:

DATE	ACTION	RESULT
------	--------	--------

January 31, 2005	Notice of Violation issued to current owner.  In 2005 the owner was Antonio Molinari who later transferred ownership of the property to Dennis and Maria Molinari	Violation remains.
May 7, 2007	Certificate of Title	Ownership transferred, via a judicial sale, to American Home Mortgage Servicing, Inc.
October 15, 2007	Notice of Violation issued to owner, American Home Mortgage Servicing, Inc.	Violation remains.
December 12, 2007	Statement of Violation and Request for Hearing.	Filed by Inspector.
December 21, 2007	Notice of Hearing mailed to owner, American Home Mortgage Servicing, Inc.	Certified mail returned to Clerk. Property posted.
January 24, 2008	Code Board Hearing – Findings of Fact, Conclusions of Law and Order.	Order entered by Code Enforcement Board giving a compliance date of February 24, 2008 with a fine of \$250.00 per day if violation is not corrected by compliance date.
February 25, 2008	Affidavit of Non-Compliance filed by the Inspector after reinspection.	Violations remain.
April 17, 2008	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien.	Order entered by the Code Enforcement Board imposing a lien of \$13,250.00 with fine continuing to accrue at \$250.00 per day until compliance is obtained.
October 1, 2008	Affidavit of Compliance filed by Inspector after reinspection.	Violation corrected. Lien totals \$53,250.00 for 213 days of non-compliance.
August 4, 2009	Request for Reduction received.	Request for Reduction received.

The Board considers the individual facts of each case when determining whether to reduce a lien. In addition, the Board adopted the following guidelines on February 9, 1999 to use when considering lien reductions:

1. If an individual has acquired a property in which the lien was recorded and the individual bought the property with this knowledge, a waiver or reduction in lien should not be granted. In such cases, the lien should have been considered in reaching a purchase price.
2. If a lien is not considered when a title insurance policy is issued, a reduction of the lien to provide relief to a title insurer should not be granted. To do so would place the County in the position of indemnifying an insurance company against its losses, which are reflected in premium charges.
3. If a lien has previously been reduced, and another request is received for a lien reduction, whether from the original property owner or new owner, a reduction or waiver should not be granted. If the BCC grants relief to a violator, its action should be final and conclusive.
4. When considering a request and in developing a recommendation to the BCC, staff should evaluate the amount of the lien compared to the value of the property and the actions the violator did or did not take in attempting to resolve the code violation. Per the Property Appraiser information, the assessed value of the property is \$207,097.00. The lien totals

\$53,250.00.

5. When liens are satisfied as a result of either full payment or reduced/eliminated payment as directed by the BCC, the lien satisfaction instrument will be provided to the property owner who shall be responsible for recording the instrument in the land records.

**STAFF RECOMMENDATION:**

Staff recommends that the Board reduce the amount of the lien in the amount of \$53,250.00 to \$23,081.22 which represents a 60% reduction of the total lien plus administrative costs of \$1,781.22 for the property located at 2224 Grand Tree Court, Lake Mary, based on the following facts:

1) Based on established Planning procedures, this type of violation and being in non-compliance for less than 18 months would warrant a 60% reduction of lien.

Staff further recommends that this amount, \$23,081.22, be paid within 60 days or the lien will revert to its original amount (\$53,250.00) and upon payment in full authorize the Chairman to execute the Satisfaction of Lien.

**ATTACHMENTS:**

1. Certificate of Title
2. Statement of Violation
3. Notice of Hearing
4. Findings of Fact, Conclusions of Law & Order
5. Affidavit Of Non Compliance
6. Order imposing Lien
7. Affidavit Of Compliance
8. Request For Reduction Of Penalty
9. Property Appraiser Data
10. Estimate of Costs - Building & Planning
11. Satisfaction of Lien

**Additionally Reviewed By:**

☒ County Attorney Review ( Melissa Clarke )

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL  
CIRCUIT IN AND FOR SEMINOLE COUNTY,  
FLORIDA

AMERICAN HOME MORTGAGE SERVICING, INC.,

GENERAL JURISDICTION DIVISION

vs.

Plaintiff,

Case No. 06-CA-2225-14-G

DENNYS MOLINARI, a/k/a DENNIS MOLINARI, et  
al.,

**CERTIFICATE OF TITLE**

Defendants.

FILED IN OFFICE  
MARYANNE MORSE  
CLERK CIRCUIT COURT  
2007 MAY - 7 AM 10:05  
SEMINOLE CO. FLA.  
D.L.

The undersigned, MARYANNE MORSE, Clerk of the CIRCUIT COURT, certifies that a Certificate of Sale has been filed in this action on April 24, 2007, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in SEMINOLE County, Florida:

Lot 54, REMINGTON OAKS AT THE CROSSINGS, according to the Plat thereof as recorded in Plat Book 38, Page 68 through 70, Public Records of Seminole County, Florida.

was sold to AMERICAN HOME MORTGAGE SERVICING, INC.

Witness my hand and seal of the Court on May 7, 2007

MARYANNE MORSE  
Clerk, Circuit Court

May 7, 2007  
Deputy Clerk

copies furnished to:

ERIC M. MYERS, ESQUIRE  
ADORNO & YOSS LLP  
2525 Ponce De Leon Boulevard  
Suite 400  
Miami, Florida 33134  
(305) 460-1100

DAVID VELIZ, ESQUIRE, Attorney Ad Litem,  
Guardian Ad Litem and Administrator Ad Litem for  
Dennys Molinari and Maria V. Molinar  
425 West Colonial Drive, Suite 104  
Orlando, Florida 32804

MARIA V. MOLINARI  
2224 Grand Tree Court  
Lake Mary, Florida 32746

CURRENT RESIDENT  
2224 Grand Tree Court  
Lake Mary, Florida 32746

RECORDED BY S HATFORD  
RECORDING FEES \$1.00  
DEED DOC TAX \$1.78  
RECORDED 05/07/2007 12:41:47 PM  
CLERK'S # 2007067897  
BK 06684 Pg 13271 (1pg)  
SEMINOLE COUNTY  
MARYANNE MORSE, CLERK OF CIRCUIT COURT

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CEB NO. 08 - // -CEB

**STATEMENT OF VIOLATION AND REQUEST FOR HEARING**

Pursuant to Florida State Chapter 162 and Chapter 53 Seminole County Code, the undersigned Jason Rucker hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: Florida Building Code,  
Section 105.1

LOCATION/ADDRESS WHERE VIOLATION EXISTS: Parcel I.D. # 20-20-30-509-0000-0540  
2224 Grand Tree Ct  
Commission District 4 Lake Mary, FL 32746

NAME AND ADDRESS OF OWNER: American Home Mortgage Servicing Inc  
2525 Ponce De Leon Blvd #400  
Miami, FL 33134

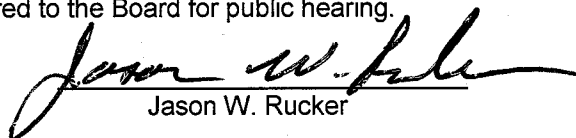
NAME AND ADDRESS OF REGISTERED AGENT/OWNER: Corporation Service Company  
1201 Hays St.  
Tallahassee, FL 32301

DESCRIPTION OF VIOLATION: 1) Construction without the required permits. (Constructing back porch, barbeque, chimney through roof, electric, deck, fence, and installed a window in garage.)

DATE VIOLATION FIRST OBSERVED:	1/31/05
DATE 1 <sup>st</sup> NOTICE OF VIOLATION:	1/31/05
DATE VIOLATION TO BE CORRECTED:	2/14/05
DATE 2 <sup>nd</sup> NOTICE OF VIOLATION:	3/9/05
DATE VIOLATION TO BE CORRECTED:	3/19/05
DATE OF REINSPECTION:	12/10/07
INSPECTION RESULTS:	The above violations still exist.

Based upon the foregoing, the undersigned Jason Rucker hereby certifies that the above described violations continue to exist, that attempts to secure compliance with the Code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for public hearing.

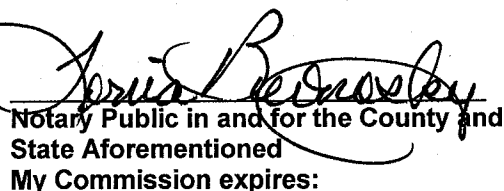
DATED THIS 12th DAY OF December 2007

  
Jason W. Rucker

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 12th day of December, 2007, by Jason W. Rucker, who is personally known to me.



  
Notary Public in and for the County and  
State Aforementioned  
My Commission expires:

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political subdivision  
of the State of Florida,

**CASE NO – 08-11-CEB**

Petitioner,

vs.

**AMERICAN HOME MORTGAGE SERVICING, INC. AND  
CORPORATION SERVICE COMPANY, REGISTERED AGENT  
PARCEL I.D. NO – 20-20-30-509-0000-0540**



Respondents.

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**NOTICE OF HEARING**

To: **AMERICAN HOME MORTGAGE  
SERVICING, INC.  
2525 PONCE DE LEON BLVD, #400  
MIAMI, FL 33134**

**CORPORATION SERVICE CO., REG. AGENT  
1201 HAYS STREET  
TALLAHASSEE, FL 32301**

**NOTICE** is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at **1:30 PM**, or as soon thereafter as possible, at its regular meeting on **THURSDAY, the 24th day of January 2008**, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property. Specifically:

**1) CONSTRUCTION WITHOUT THE REQUIRED PERMITS**

**(Constructed back porch, barbeque, chimney through roof, electric, deck, fence and installed a window in garage without permits)**

**FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE PLANNING/CODE ENFORCEMENT BOARD OFFICE AT (407) 665-7403.**

**PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.**

**PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, PER SECTION 285.0105.**

**DATED** this 21st day of December 2007.

Jane Spencer  
Clerk to the Code Enforcement Board  
Seminole County, Florida

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 06920 Pgs 0594 - 595; (2pgs)  
CLERK'S # 2008011893  
RECORDED 01/31/2008 03:12:57 PM  
RECORDING FEES 18.50  
RECORDED BY G Harford

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida,

**CASE NO. 08-11-CEB**

Petitioner,  
vs.

**CERTIFIED COPY  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL**

**AMERICAN HOME MORTGAGE SERVICING, INC. AND  
CORPORATION SERVICE COMPANY, REGISTERED AGENT  
PARCEL I.D. NO - 20-20-30-509-0000-0540**

BY: Jane Spencer  
DATE: 1-28-08

Respondents.  
\_\_\_\_\_

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 08-11-CEB, it is  
determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 20-20-30-509-0000-0540) located at 2224 Grand Tree Court, Lake Mary, located in Seminole County and legally described as follows:

**LEG LOT 54 REMINGTON OAKS AT THE CROSSINGS PB 38 PGS 68 TO 70**

- (b) in possession or control of the property, and  
(c) in violation of Florida Building Code, Section 105.1

It is hereby ordered that the Respondents shall correct the violation on or before  
February 24, 2008. In order to correct the violation, the Respondents  
shall take the following remedial action:

**1) SECURE THE REQUIRED PERMITS OR REMOVE THE  
UNPERMITTED CONSTRUCTION**

If the Respondents do not comply with the Order, a fine of \$ 250.00 per  
day will be imposed for each day the violation continues or is repeated after compliance  
past February 24, 2008.

The Respondents are further ordered to contact the Seminole County Code  
Officer to arrange for an inspection of the property to verify compliance. Any fine  
imposed shall continue to accrue until the Code Officer inspects the property and  
verifies compliance with this Order.

RETURN TO SANDY MCCANN

08-11-CEB  
AMERICAN HOME MORTGAGE SERVICING, INC. &  
CORPORATION SERVICE COMPANY, REGISTERED AGENT

This Order shall be recorded in the official land records of Seminole County.

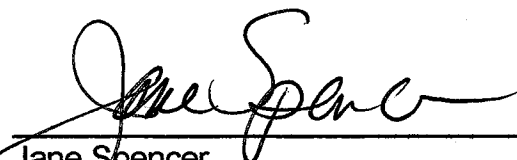
**DONE AND ORDERED** this 24th day of January 2008, in Seminole County,  
Florida.

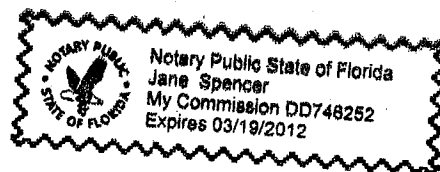
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
\_\_\_\_\_  
TOM HAGOOD, CHAIR

STATE OF FLORIDA                     )  
COUNTY OF SEMINOLE            )

The foregoing instrument was acknowledged before me this 24th day of January  
2008, by Tom Hagood, who is personally known to me.

  
\_\_\_\_\_  
Jane Spencer  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires





CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a Political  
Subdivision of the State of Florida,

CASE NO 08-11-CEB

Petitioner

Vs.

AMERICAN HOME MORTGAGE SERVICING, INC.  
PARCEL I.D. # 20-20-30-509-0000-0540  
CORPORATION SERVICE CO., REG. AGENT

Respondent

**CERTIFIED COPY**  
**CLERK OF THE**  
**CODE ENFORCEMENT BOARD**  
**SEMINOLE COUNTY, FL**

BY: Joe Spence  
DATE: 3/7/08

**AFFIDAVIT OF NON-COMPLIANCE**

BEFORE ME, the undersigned authority, personally appeared Jason W. Rucker, Inspector for Seminole County, who, after being duly sworn, deposes and says:

1. That on January 24, 2008, the Board held a public hearing and issued its Order in the above styled manner.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before February 24, 2008.
3. That the re-inspection on February 25, 2008, revealed that the corrective action ordered by the Board, has not been taken.

FURTHER AFFIANT SAYETH NOT

DATED this 25th day of February, 2008.

Jason W. Rucker  
Jason W. Rucker, Inspector

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 25th day of February, 2008, by Jason W. Rucker, who is personally known to me and who did take an oath.

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY  
BK 06958 Pg 0757; (1pg)  
FILE NUM 2008035219  
RECORDED 03/26/2008 02:52:04 PM  
RECORDING FEES 10.00  
RECORDED BY G Harford



Tonia Bernosky  
Notary Public in and for the County and  
State aforementioned

WINE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 06979 Pgs 0494 - 495; (2pgs)  
CLERK'S # 2008047763  
RECORDED 04/24/2008 02:47:45 PM  
RECORDING FEES 18.50  
RECORDED BY G Harford

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida,

**CASE NO. 08-11-CEB**

Petitioner,  
vs.

**AMERICAN HOME MORTGAGE SERVICING, INC.**  
**PARCEL I.D. NO - # 20-20-30-509-0000-0540**

Respondent.  
\_\_\_\_\_ /

**CERTIFIED COPY**  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL  
BY: *Jon Spencer*  
DATE: *4-22-08*

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel ID # 20-20-30-509-0000-0540) located at 2224 Grand Tree Court, Lake Mary, located in Seminole County and legally described as follows:

**LEG LOT 54 REMINGTON OAKS AT THE CROSSINGS PB 38 PGS 68 TO 70**

This case came on for public hearing before the Code Enforcement Board of Seminole County on January 24, 2008, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Florida Building Code, Section 105.1.

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by February 24, 2008.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on February 25, 2008.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated January 24, 2008, the Board orders that a **lien** in the amount of **\$13,250.00** for 53 days of non-compliance at \$250.00 per day, from February 25, 2008 through and including April 17, 2008, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violation continues or is repeated past April 17, 2008.

RETURN TO SANDY MCCANN

This Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** against the land on which the violations exist and upon any other real or personal property owned by the Respondent.

**DONE AND ORDERED** this 17th day of April 2008, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

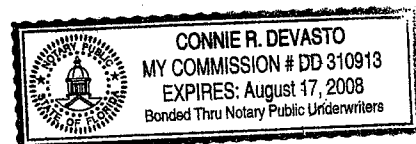
  
TOM HAGOOD, CHAIR

STATE OF FLORIDA           )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 17th day of April 2008, by Tom Hagood, who is personally known to me.



Connie R. DeVasto  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires





**SEMINOLE COUNTY  
CODE ENFORCEMENT BOARD**  
CASE NO. 08-11-CER

**REQUEST FOR REDUCTION OF PENALTY**

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH

**INSTRUCTIONS:** Please fill in both sides of this form completely. Be specific when writing your statement. Please return this form to the Clerk to the Code Enforcement Board. The REQUEST FOR REDUCTION OF PENALTY will then be presented to the Board of County Commissioners at their next regularly-scheduled hearing, or as soon thereafter as possible, and you will be notified in writing of the Board's decision within 10 days after the hearing. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a doctor's statement or proof of income). If you have any questions, please call the Clerk at (407) 665-7403.

Property Owner's Name: AHMSI

Property Address: 2224 GRAND TREE COURT  
LAKE MARY, FLA 32746

Phone number(s) where you can be reached during the day: 877-304-3100 Ext 71104

Is the property now in compliance? YES X NO \_\_\_\_\_  
(If No, explain in detail) \_\_\_\_\_

Are you claiming a financial hardship? YES \_\_\_\_\_ NO X

Are you claiming a medical hardship? YES \_\_\_\_\_ NO X

If the property owner is unable to complete this form, list the name of the person who is legally authorized to act for the property owner and his/her relationship to the property owner:

Name: GENE MAY

Relationship: Paralegal, Litigation Specialist

RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:  
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT  
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468

I, GENE MAYS, do hereby submit this  
REQUEST FOR REDUCTION OF PENALTY to request a reduction in the total amount of  
penalty imposed and in support offer the following statement:

The property is now in compliance, also we are trying  
to sale the property. But it's almost impossible with  
Fines over \$53k.

Date: 7/31/09

Signed: Gene Mays

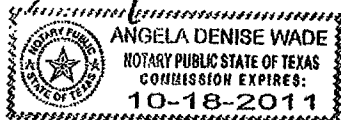
Print Name: Gene Mays  
Assistant Secretary

TEXAS  
STATE OF FLORIDA  
COUNTY OF SEMINOLE  
DALLAS

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and  
take acknowledgments, Gene Mays, who after first being duly sworn,  
acknowledged before me that the information contained herein is true and correct. He/she is not  
personally known to me and has produced \_\_\_\_\_ as identification  
and did take an oath.

Date: 7/31/09

Angela Denise Wade  
Notary Public  
My commission expires: \_\_\_\_\_



RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:  
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT  
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468

<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>  SEMINOLE COUNTY FL.  1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508																																						
<b>GENERAL</b>  Parcel Id: 20-20-30-509-0000-0540 Owner: AMERICAN HOME MTG SERVICING Own/Addr: INC Mailing Address: 2525 PONCE DE LEON BLVD #400 City,State,ZipCode: MIAMI FL 33134 Property Address: 2224 GRAND TREE CT LAKE MARY 32746 Subdivision Name: CROSSINGS REMINGTON OAKS AT THE Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3">VALUE SUMMARY</th></tr> <tr> <th>VALUES</th><th>2009 Working</th><th>2008 Certified</th></tr> <tr> <td>Value Method</td><td>Cost/Market</td><td>Cost/Market</td></tr> <tr> <td>Number of Buildings</td><td>1</td><td>1</td></tr> <tr> <td>Depreciated Bldg Value</td><td>\$103,555</td><td>\$166,097</td></tr> <tr> <td>Depreciated EXFT Value</td><td>\$2,504</td><td>\$1,000</td></tr> <tr> <td>Land Value (Market)</td><td>\$36,000</td><td>\$40,000</td></tr> <tr> <td>Land Value Ag</td><td>\$0</td><td>\$0</td></tr> <tr> <td>Just/Market Value</td><td>\$142,059</td><td>\$207,097</td></tr> <tr> <td>Portability Adj</td><td>\$0</td><td>\$0</td></tr> <tr> <td>Save Our Homes Adj</td><td>\$0</td><td>\$0</td></tr> <tr> <td>Assessed Value (SOH)</td><td>\$142,059</td><td>\$207,097</td></tr> </table> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;">2009 Notice of Proposed Property Tax</p>	VALUE SUMMARY			VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$103,555	\$166,097	Depreciated EXFT Value	\$2,504	\$1,000	Land Value (Market)	\$36,000	\$40,000	Land Value Ag	\$0	\$0	Just/Market Value	\$142,059	\$207,097	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$142,059	\$207,097
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Save Our Homes Adj	\$0	\$0																																				
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<b>SALES</b>  <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th><th>Date</th><th>Book</th><th>Page</th><th>Amount</th><th>Vac/Imp</th><th>Qualified</th></tr> </thead> <tbody> <tr> <td>CERTIFICATE OF TITLE</td><td>05/2007</td><td>06684</td><td>1327</td><td>\$100</td><td>Improved</td><td>No</td></tr> <tr> <td>WARRANTY DEED</td><td>08/2005</td><td>05914</td><td>1354</td><td>\$250,000</td><td>Improved</td><td>Yes</td></tr> <tr> <td>WARRANTY DEED</td><td>03/2003</td><td>04798</td><td>0493</td><td>\$151,000</td><td>Improved</td><td>Yes</td></tr> <tr> <td>WARRANTY DEED</td><td>08/1988</td><td>01992</td><td>0170</td><td>\$84,500</td><td>Improved</td><td>Yes</td></tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	CERTIFICATE OF TITLE	05/2007	06684	1327	\$100	Improved	No	WARRANTY DEED	08/2005	05914	1354	\$250,000	Improved	Yes	WARRANTY DEED	03/2003	04798	0493	\$151,000	Improved	Yes	WARRANTY DEED	08/1988	01992	0170	\$84,500	Improved	Yes	<b>2008 VALUE SUMMARY</b>  2008 Tax Bill Amount: \$3,119 2008 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																	
LOT	0	0	1.000	36,000.00	\$36,000																																	
<b>BUILDING INFORMATION</b>																																						
Building Sketch	Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																												
	1	SINGLE FAMILY	1988	6	1,464	2,038	1,464	CB/STUCCO FINISH	\$103,555	\$112,560																												
	Appendage / Sqft		GARAGE FINISHED / 520																																			
	Appendage / Sqft		OPEN PORCH FINISHED / 54																																			
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																																						
<b>Permits</b>																																						
<b>EXTRA FEATURE</b>																																						
	Description	Year Blt	Units	EXFT Value	Est. Cost New																																	
	FIREPLACE	1988	1	\$950	\$2,000																																	
	WOOD DECK	2005	370	\$1,554	\$1,850																																	
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																																						

**Estimate of Costs**  
**CEB Case # 08-11-CEB**  
**AMERICAN HOME MORTGAGE SERVICING, INC.**

<b><u>Postage</u></b>				
Regular	10	\$ .41	\$ 4.10	
Certified	10	\$ 5.32	\$53.20	
				<b>\$57.30</b>
<b><u>Processing Time for</u></b>				
<b><u>Code Enforcement and BCC Action</u></b>				
Code Board Secretary	3 hours	\$ 38.00	\$114.00	
Code Board Attorney	1 hour	\$135.00		
Planning Manager's Review	1 hour	\$ 186.00		
Planning and Development Director's Review	1 hour	\$ 202.00		
Deputy County Manager's Review	1 hour	\$ 259.00		
County Attorney's Review	1 hour	\$135.00		
				<b>\$1,031.00</b>
Other associated costs not captured:				
Fleet expense, Phone expense, Utilities, Computer Support				
Costs for Recording Documents -				
# of first page docs - 5 # of additional page docs - 2				<b>\$67.00</b>
(\$10.00 first page, \$8.50 each additional page)				
<b><u>ESTIMATED COST FOR PROCESSING CASE # 08-11-CEB</u></b>				
<b><u>By the Planning Division</u></b>				<b>\$1,155.30</b>
<b><u>ESTIMATED COST FOR PROCESSING CASE # 08-11-CEB</u></b>				
<b><u>By the Seminole County Building Department</u></b>				<b>\$625.92</b>
<b><u>TOTAL COST FOR PROCESSING CASE # 08-11-CEB</u></b>				<b>\$1,781.22</b>



**SEMINOLE COUNTY BUILDING AND FIRE**  
**Affidavit for Reimbursement of Code Enforcement Officers Administrative Costs**  
**Case# 08-11-CEB**

The Building Division requests that the Department of Planning and Development petition the Board of County Commission to enter an order requiring the Respondent in the above-styled case to pay the costs of investigation incurred by this office during the investigation and presentation of said case. The below items detail the activities and associated costs for investigating this case.

**Code Enforcement Officer:**

	PERSONNEL ACTIVITY	HOURS
8	INSPECTIONS AND POSTINGS (ROUND TRIP 40 MIN)	5.33
3	MET CONTRACTOR ON JOB (ROUND TRIP 40 MIN)	2
1	RESEARCH, PREPARING DOCUMENTATION, AND PRESENTING PRESENTATION.	1.5
4	PHONE CALLS FROM OWNER FOR EXTENSIONS(10 MIN PER CALL)	.66
TOTAL HOURS		9.49
		x \$64.00
TOTAL PERSONNEL COSTS		\$607.36

	TANGIBLE GOODS OR SERVICES	COST
4	CERTIFIED LETTERS @ 4.64 ea	18.56
TOTAL TANGIBLE AND/OR SERVICE COSTS		\$18.56

The Building Division has incurred actual costs in the amount of **\$625.92** during the investigation and prosecution of the defendant in this case. Said costs are supported and documented as listed above. Personnel costs are calculated at a rate of \$64.00 per hour, as determined by the Seminole County Fiscal Services and Deputy Building Official. Tangible goods and contractual services are indicated as required and at a direct cost to the Office.

Signature of Inspector: 

Date: 8/11/09

Attested to this 11 day of August, 2009, by JASON W. RUCKER  
Inspector

**SATISFACTION OF LIEN  
AS TO PARTICULAR PARCEL**

**THIS** instrument disclaims and releases the lien imposed by the Order Finding Non-Compliance and Imposing Fine/Lien, issued by the Seminole County Code Enforcement Board in Case No. 08-11-CEB, filed against AMERICAN HOME MTG SERVICING and filed by and on behalf of Seminole County, on April 17, 2008, and recorded in Official Records Book 06979, Pages 0494 - 0495, of the Public Records of Seminole County, Florida, against the following described real property:

LEG LOT 54 REMINGTON OAKS AT THE CROSSINGS  
PB 38 PGS 68 TO 70

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA**

\_\_\_\_\_  
**MARYANNE MORSE**  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

By: \_\_\_\_\_  
**BOB DALLARI, Chairman**

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.  
Approved as to form and  
legal sufficiency.

As authorized for execution by the  
Board of County Commissioners at their  
September 22, 2009 regular meeting.

\_\_\_\_\_  
County Attorney